

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

JANUARY 8, 2025

The Town Council acting in its capacity as the Workforce and Affordable Housing Committee convened for a meeting at 5:30 p.m. in the Ridgway Community Center at 201 N. Railroad Street. The meeting was held both in person and via Zoom Meeting, a virtual meeting portal, pursuant to the Town's Electronic Participation Policy.

In attendance John Clark, Kevin Grambley, Polly Kroger, Beth Lakin, Russ Meyer, Josey Scoville. Terry Schuyler was absent.

1. Proposed creation of a tenant application

Memo dated 12-31-24 from Lois Major presenting a proposed tenant application, in both a full and simplified format.

Lois Major, Special Counsel to Rural Homes, explained the Ridgway Wetterhorn Homes Affordable Housing Covenant, and the Regulations and Guidelines allow owners to rent a room to a qualified tenant, and some owners rent the entire home to a qualified tenant. Currently the Administrator uses the same application requirements, and qualification process for owners and tenants, which holds tenants to the same financial restrictions as owners. There has been "some pushback and resistance" from rental applicants regarding the amount of paperwork required, and "they have given up before the process is complete".

The Administrator has asked if it is feasible to create a simplified rental application that reduces the burden on the applicants, and still maintains the integrity of the program, she explained. Two draft applications, a full version and a simplified have been prepared for the committees review. She noted the Administrator would prefer the full application, as the simplified version does not require applicants to disclose their liabilities, which prevents the Administrator from accurately calculating net assets.

There was discussion by the Committee.

ACTION:

Russ Meyer moved to adopt the Tenant Rental Application Format in the simplified format and use the process for one year, and then check back with the Committee on how the process is working; all applications must be completed within 60 days. Josey Scoville seconded and the motion carried unanimously.

2. Review of proposed Policy Statement regarding income review for applications

Memo dated 12-31-24 from Lois Major presenting a draft policy statement regarding income review.

Ms. Major explained the affordable housing covenants and regulations establish various financial parameters for purchasing, owning and renting in the Wetterhorn Homes. The applicants income is an essential component of the qualification, and the Administrator is tasked with determining qualification from a number of difference sources, including PayPal, Venmo and virtual currency account statements. The proposed policy would "limit the intrusion into the minutiae of an applicants financial accounts" for the Administrator, she noted.

There was discussion by the Committee and it was agreed to issue a recommendation instead and not enact the policy, and allow the Administrator to use judgment regarding when to investigate into transactions that appear to be larger exchanges.

3. Resolution No. 25-01 Amending the Deed Restriction and Covenant, Ridgway Wetterhorn Homes, Ouray County, Affordable Housing Ownership, Occupancy and Resale and the Affordable Housing Regulations and Guidelines, Ridgway Wetterhorn Homes, Ouray County

Memo dated 1-3-25 from Lois Major presenting an amendment to the Deed Restriction and Covenant for the Ridgway Wetterhorn Homes.

At the October meeting of the Committee there was discussion regarding changing the covenants pertaining to Minimum Work Standard from limiting residents to those working in the Ridgway School District R-2, and expanding the physical work area requirement to include all of Ouray County.

ACTION:

Josey Scoville moved to adopt Resolution 25-01 Amending the Deed Restriction and Covenant, Ridgway Wetterhorn Homes, Ouray County, Affordable Housing Ownership, Occupancy and Resale, and the Affordable Housing Regulations and Guidelines, Ridgway Wetterhorn Homes, Ouray County. The motion was seconded by Russ Meyer and the vote passed unanimously.

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk